

<b>AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT</b>				1. CONTRACT ID CODE <b>J</b>		PAGE OF PAGES <b>1</b>   <b>16</b>	
2. AMENDMENT/MODIFICATION NO. <b>0003</b>		3. EFFECTIVE DATE <b>20-Feb-2004</b>		4. REQUISITION/PURCHASE REQ. NO. <b>W16ROE-3363-4250</b>		5. PROJECT NO.(If applicable)	
6. ISSUED BY CONTRACTING DIVISION 26 FEDERAL PLAZA ROOM 1843 NEW YORK NY 10278		CODE <b>W912DS</b>		7. ADMINISTERED BY (If other than item 6) ENG-ENG. MGMT-FORT DRUM 4895 NININGER STREET BLDG 4895 FORT DRUM NY 13602		CODE <b>DACA51</b>	
8. NAME AND ADDRESS OF CONTRACTOR (No., Street, County, State and Zip Code)				<input checked="" type="checkbox"/> X		9A. AMENDMENT OF SOLICITATION NO. <b>W912DS-04-R-0005</b>	
				<input checked="" type="checkbox"/> X		9B. DATED (SEE ITEM 11) <b>16-Jan-2004</b>	
						10A. MOD. OF CONTRACT/ORDER NO.	
						10B. DATED (SEE ITEM 13)	
CODE		FACILITY CODE					
<b>11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS</b>							
<input checked="" type="checkbox"/> X The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offer <input type="checkbox"/> is extended, <input checked="" type="checkbox"/> X is not extended. Offer must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended by one of the following methods: (a) By completing Items 8 and 15, and returning <u>  1  </u> copies of the amendment; (b) By acknowledging receipt of this amendment on each copy of the offer submitted; or (c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers. FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.							
12. ACCOUNTING AND APPROPRIATION DATA (If required)							
<b>13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS.</b> <b>IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.</b>							
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.							
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(B).							
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:							
D. OTHER (Specify type of modification and authority)							
E. IMPORTANT: Contractor <input type="checkbox"/> is not, <input type="checkbox"/> is required to sign this document and return _____ copies to the issuing office.							
14. DESCRIPTION OF AMENDMENT/MODIFICATION (Organized by UCF section headings, including solicitation/contract subject matter where feasible.) The purpose of this amendment is to:  (1) Incorporate attendance sheets of the attendees and pre-proposal slides for the pre-proposal conference held on 12 February 2004. (2) Incorporate pre-proposal conference questions and answers. Answers are for informational purposes only. (3). Incorporate changes to the specification sections and Standard Form SF 1442. (4). Replace all RFP CAL file sheet drawings in a revised format in the basic RFP.  The bid proposal date remains unchanged. 03 March 2004 by 2:00 p.m., local time. All other terms remain unchanged as a result of this amendment.  NOTE: Bidders must acknowledge receipt of this amendment by the date specified in the solicitation by one of the following methods: in the space provided on the SF 1442, by separate letter, or by telegram, or by signing block 15 below. FAILURE TO ACKNOWLEDGE AMENDMENTS BY THE DATE AND TIME SPECIFIED MAY RESULT IN REJECTION OF YOUR BID IN ACCORDANCE WITH THE LATE BID, LATE MODIFICATIONS OF BIDS OR LATE WITHDRAWAL OF BIDS CLAUSE (FAR 14.304).  Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.							
15A. NAME AND TITLE OF SIGNER (Type or print)				16A. NAME AND TITLE OF CONTRACTING OFFICER (Type or print)			
				TEL: _____ EMAIL: _____			
15B. CONTRACTOR/OFFEROR		15C. DATE SIGNED		16B. UNITED STATES OF AMERICA		16C. DATE SIGNED	
_____ (Signature of person authorized to sign)				BY _____ (Signature of Contracting Officer)		<b>20-Feb-2004</b>	

EXCEPTION TO SF 30  
APPROVED BY OIRM 11-84

30-105-04

STANDARD FORM 30 (Rev. 10-83)  
Prescribed by GSA  
FAR (48 CFR) 53.243

## SECTION SF 30 BLOCK 14 CONTINUATION PAGE

**SUMMARY OF CHANGES**

## SECTION SF 30 - BLOCK 14 CONTINUATION PAGE

The following have been added by full text:

AMENDMENT 0003

Pre-proposal Conference Questions and Answers:

The following answers are for informational purposes only.

1. What is in the soil?

ANSWER: Refer to attachment #3 "Subsurface Investigation Data (Boring Logs) that are part of the RFP package for this information.

2. Section 01010 paragraph 11.4.6.1 Electrical Power: Directs the electrician to provide power to the bathroom exhaust fan.

ANSWER: Bathroom exhaust fan for the modules were deleted under amendment #1. This sentence will be deleted under amendment #3.

3. Section 01010 paragraph 11.4.4.2 Mechanical Special Exhaust Requirements: Does not require mechanical contractor to provide exhaust fan.

ANSWER: The ceiling exhaust fan for the bathroom was deleted under amendment #1. The bathroom exhaust fans located in the 3rd floor mechanical room are shown on the drawing and in the mechanical section of the 01010 section provided under amendment #1.

4. What does non-jurisdictional wetlands mean. If there is no federal or state requirement is there a Fort Drum mitigation required and if so what?

ANSWER: Non-jurisdictional wetlands means no mitigation required but the contractor shall only fill in the amount of wetlands needed to complete the requirements of the project.

5. What are the 1<sup>st</sup> floor caged ladders for? Is a hatch required in the second floor?

ANSWER: The 1<sup>st</sup> floor caged ladders are for access to the 2<sup>nd</sup> floor. They are caged because the area is a controlled space. There is no requirement for a hatch in the 2<sup>nd</sup> floor.

6. Is type 2B construction mandated? i.e. Potential wood truss system could be used in 3B without fire retardant lumber if fire areas are met. Would this be acceptable?

ANSWER: Type 2B construction is mandated by the RFP.

7. Microstation ver. 8.0 will save to Autocad DWG format. Autocad will not save to microstation but can be read and subsequently saved by microstation. Will autocad DWG files be acceptable?

ANSWER: No autocad allowed by RFP.

8. How is HubZone, Disable Vet own Business Ext. evaluated in this proposal/bid?

ANSWER: There is no separate preference for a disabled veteran hubzone business concern. The evaluation preference for a hubzone business is included in the RFP. The price evaluation for Hubzone Small Business Concerns will be IAW with FAR 52.219-4.

9. RFP drawings indicate only one means of egress from third floor. What code evaluation permits this?

ANSWER: The code governing exiting requirements is NFPA 101 Life Safety Code. Exception 1b to 7.12.1 permits the common path of travel in the penthouse to be increased to 100 feet. A single means of egress for the mechanical penthouse is permitted by 7.12.2. The mechanical penthouse over the knuckle conforms to these two requirements.

10. Trees, stumps? Area provided for disposal? Can they be chipped?

ANSWER: Trees and stumps are required to be disposed of off post in a licensed landfill. Chipping of this material is allowed but it still must be disposed of off post.

11. In the 01010 section 5.10.6.1c the range hood is described as a recirculation range exhaust hood. In 8.5.6 the kitchen exhaust system describes the system to include exhaust riser to the vertical duct chases with a fire damper. Please resolve this discrepancy.

ANSWER: Recirculation in paragraph 5.10.6.1c will be deleted under amendment #3. The requirements stated under paragraph 8.5.6 are correct.

12. Please provide a room by room requirement for the mass notification system (MNS). UFC 4-021-01 implementation of mass notification system provides only general instructions for implementation of the system. In addition to the room by room requirements please address these issues:
- a. Can the MNS wiring be installed in the cable tray system?
  - b. Can the MNS wiring be installed in a common raceway with the fire alarm system?
  - c. Are visual notification appliances required in the sleeping rooms?
  - d. Will the optional displays be required at any location in the facility?
  - e. Where will the local operating station be located?

ANSWER: Mass notification shall be capable of notifying all occupants of the building. Therefore, at a minimum, provide one speaker and visual notification in each living/sleeping

room and in the serving area of each module as well as in the corridors and all other occupied areas.

- a. Yes, as long as the installation meets National Electrical Code (NEC) requirements.
- b. Yes, as long as the installation meets National Electrical Code (NEC) requirements.
- c. Yes, see above.
- d. No.
- e. At the first floor CQ Desk.

13. Is the Army Corps open to changes/"betterment's" involving the structural components of the barracks? Specifically, would the Army Corps consider an offer involving a light-gauge steel framed structure rather than 8" concrete masonry units? I am aware that the specifications call for load bearing CMU walls. In past projects, light-gauge steel has been substituted for other structural components such as masonry and proven to be equally durable and more cost-effective. Will the Army Corps frown upon such a drastic change in the design of the barracks?

ANSWER: This RFP does allow changes and betterments as long as they are at no cost to the government. The structural components as described in the RFP will not be changed.

14. Is New York State Sales Tax applicable to this project?

ANSWER: If the material procured becomes a permanent part of the government facility, then that item/material is tax exempt; however, if the supplies are not part of the structure, then they are not tax exempt. Additionally, lease/rental of equipment is not tax exempt. These are just a few examples. Offerors having specific questions regarding tax exempt items, may review the applicable tax information at <http://www.nystax.gov> and <http://www.tax.state.ny.us>.

15. Section 00110, Factor 3 outlines key personnel for the Design Build team that should be identified with our proposal; however, the individuals noted and their responsibilities are not compatible with the way some contractors run their projects. For example, the RFP implies that the Project Superintendent is the overall field manager for construction; however, many contractors run their projects with an on-site project manager with the superintendent reporting to the PM. And while each firm would have an on-site QC Manager that would report to either the Project Manager or a higher authority in the home office, they would not have a Contractor's Quality Control Manager that is responsible to the on-site project manager. How much latitude do proposes have to vary from the staffing structure outlined in the RFP?

ANSWER: These are the minimum requirements of the RFP, which must be identified on the organizational chart that has to be submitted.

16. Section 00110, part 3.0 notes we are to provide six copies of Volume I; however, form SF 1442 notes we are to submit one original and one copy. Which is correct? The same question applies to Volume II per part 4.0. Also, how many copies of Volume III are to be submitted?

ANSWER: The RFP requirements for Volumes I and II are for 1 original and 5 copies for a total of 6 and for Volume III are for 1 original and 2 copies for a total of 3. See Amendment #3.

17. Factor IV is noted to contain a) a Subcontracting Plan and b) a Small Disadvantage Business Utilization Plan. Given the format of the outline Subcontracting Plan presented in the RFP, aren't these the same thing?

ANSWER: No, the Small Business Subcontracting Plan and the Small Disadvantaged Business Utilization Plan are not the same thing. The complete Small Business Subcontracting Plan includes all information contained within a Small Disadvantaged Business Utilization Plan. The only thing required is a complete Small Business Subcontracting Plan. See Amendment #3.

18. Referring to the Bid Schedule, Item No. 005, where is the design of the change from tubs to shower stalls shown?

ANSWER: There is no design shown for this change. Provide a fiberglass shower stall in place of the tub. All other hookups for piping, valving, and accessories shall be provided. A shelf shall be provided in the shower stall for soap and other items that are used in the shower.

19. We are unable to locate in the RFP the time where construction may begin after initial NTP and any design submission. i.e. can construction begin after the 75% design submission or after 95% design submission or after any specific number of days of any of the above submissions.

ANSWER: This information is covered in section 01012 paragraphs 1.4 and 4.0. Also note amendment #1 which includes corrections to this section.

20. Organization chart and personnel requested to service the project: Because of the size of this project, is it possible to combine some of the tasks and job requirements into one position/job classification? For example- The Project Manager and superintendent position responsibilities merged into one position? Will we be viewed/graded negatively if we do not provide the exact personnel as indicated in your RFP?

ANSWER: These are the minimum requirements of the RFP, which must be identified on the organizational chart that has to be submitted. There are some positions that can perform other duties if the person is qualified. Look in section 00110 and this amendment for this information.

21. Resume Format: Our company and as well as our specific team members each have slightly different resume formats. Are we negatively graded in our proposal if we use our standard corporate resumes in lieu of the sample resume format that you provided in the RFP?

ANSWER: You will be allowed to use your companies resume as long as it provides all the information required by the RFP and is in a clear and easily readable format.

22. Similarly, will it be perceived negatively, if we also use our standard corporate experience cut sheets which include pictures of our projects in lieu of the standard form that you provided in the RFP?

ANSWER: You will be allowed to use your companies standard experience cut sheets as long as it provides all the information required by the RFP and is in a clear and easily readable format.

23. Hazardous Materials: As the proposed Barracks in within the base property, we assume that you have previously tested for hazardous materials on this specific land parcel but did not see the specific section within the RFP that addressed this issue. Can we assume that this site is clean or be provided evidence of prior testing results?

ANSWER: This site is undisturbed with historical Army data showing no previous construction or waste disposal. Also, the project borings did not identify any unusual materials.

24. Wetlands: The plans provided with the RFP indicate that the wetlands impacted by the project are not regulated. As such, we want to confirm that the base nor local/state/federal regulatory agencies will require any permitting associated with filling these wetland areas and that no replication will be required.

ANSWER: Non-jurisdictional wetlands means no mitigation required but the contractor shall only fill in the amount of wetlands needed to complete the requirements of the project. No permits will be required for filling in portions of the wetlands identified under this RFP.

25. Request that the \$10 - \$20 million be changes to reflect size or complexity vs. only a dollar amount. We regularly perform work in the northeast and southern parts of the country for the federal government and the Corp. Due to labor rates in the south being in the \$8 to \$12 per hour range, the overall project dollars are 25% to 30% lower then we find in the north. This limits the number of projects that we could submit because of the contract amounts.

ANSWER: Corrections will be made under this amendment to Factor 1 submission requirements and how they will be evaluated.

26. If a proposal is submitted by a joint venture, where only one of the companies making up the joint venture is a bona fide HUBZone small business concern, how is the 10% factor applied to the joint venture's proposal?

ANSWER: 13 CFR126 prescribes the following: A joint venture may bid on a HUBZone contract if the joint venture meets all of the following requirements: (a) HUBZone joint venture. A qualified HUBZone SBC may enter into a joint venture with one or more other

qualified HUBZone SBCs, 8(a) participants, or WOBs for the purpose of performing a specific HUBZone contract. (b) Size of concerns. A joint venture of at least one qualified HUBZone SBC and an 8(a) participant or a woman-owned small business concern may submit an offer for a HUBZone contract so long as each concern is small under the size standard corresponding to the SIC code assigned to the contract, provided: (1) For a procurement having a revenue-based size standard, the procurement exceeds half the size standard corresponding to the SIC code assigned to the contract; and (2) For a procurement having an employee-based size standard, the procurement exceeds \$10 million. (c) Performance of work. The aggregate of the qualified HUBZone SBCs to the joint venture, not each concern separately, must perform the applicable percentage of work required by Sec. 126.700.

So, for evaluation purposes, you must first determine if the JV meets the definition above. If it does, FAR 19.1307 prescribes the method for price evaluation preference for HUBZone small business concerns.

27. Where can we find, or what is, the definition of a small disadvantaged business (SDB)?

ANSWER: An electronic format of the Federal Acquisition Regulation can be accessed at <http://farsite.hill.af.mil/> The definition for Small disadvantaged business concern can be found in FAR 2.101, additional information is available in FAR 19.

28. Can we get on-line the Past Performance Customer Questionnaire, Key Personnel Resume Form, and the Relevant Project Information sheets? And for clarification purposes, is it acceptable to have the customers we send the questionnaires to fax then to USACOE?

ANSWER: The forms are within the RFP, either on the EBS website <http://nanebs.nan.usace.army.mil/advertisedsolicitations.asp/> or on the CD version. The forms are in Section 00110 (Submission Requirements and Instructions) of the RFP. The Past Performance Customer Questionnaire is in Paragraph 7.0, the Key Personnel Resume Form is in Paragraph 8.0, and the Relevant Project Information Sheet is Paragraph in 6.0.

As indicated in Section 00110 Paragraph 7.0 of the RFP the completed forms are to be either mailed or faxed to the Corps of Engineers by the customer who filled out the questionnaire.

Fax Number: (212)264-3013

Address:

US Army Corps of Engineers, New York District  
Room 1843  
Jacob K. Javits Federal Building  
26 Federal Plaza  
New York, NY 10278-0090

**Specifications:**

**Standard Form SF1442 Section 13A.** Change “1” copies to “5” copies.

**Delete in entirety throughout the RFP all references to Small Disadvantaged Business Utilization Plan.**

**Section 00800 Paragraph 00800.1a** Add “Sequence of design-construction is described under section 01012 paragraph 1.4.”

**Section 00110 Paragraph 3.2** Delete in its entirety. Replace with the following:

**3.2 Factor 1 - Past Experience of Offeror's Team**

The Offeror as a Team will demonstrate past experience by providing recent and relevant Design-Build Experience and/or Design-Bid-Build Experience.

- Design-Build Experience
  - Not less than one (1) but no more than four (4) examples of physically completed projects within the last seven (7) years which are similar in scope, magnitude and complexity. Physical completion is defined as the
  - date the facility was turned over to, or occupied by the owner. Projects of a similar nature may include but are not limited to the following: dormitories, barracks, housing or residential development, or apartment complexes (including Federal, State, local government or privately funded projects). Past experience may include information regarding predecessor companies, company’s key personnel, and/or subcontractors that will perform major critical aspects of the project.
- Design-Bid-Build Experience
  - Not less than two (2) but no more than four (4) examples of past experience in design and not less than two (2) but no more than four (4) examples of past experience in construction. The past design and construction projects shall be physically completed within the last seven (7) years which are similar in scope, magnitude and complexity. Physical completion is defined as the date the facility was turned over to, or occupied by the owner. Projects of a similar nature may include but are not limited to the following: dormitories, barracks, housing or residential development, or apartment complexes (including Federal, State, local government or privately funded projects). Past experience may include information regarding predecessor companies, company’s key personnel, and/or subcontractors that will perform major critical aspects of the project.

No more than eight (8) total fact sheets shall be submitted.



Information shall be provided on the form found in Paragraph 6.0, Relevant Project Information Sheet that includes the following:

- a. Company/firm name.
- b. Project name.
- c. Project location.
- d. Project size (square footage and number of units).
- e. Project relevance (i.e. barracks, dormitories, etc.).
- f. Type of contract (design-build or design-bid-build).
- g. Role (i.e. prime, joint venture, subcontractor) and work company/firm self-performed on project.
- h. Project award amount and completion amount.
- i. Project original contract duration and completion date and project final contract duration and completion date.
- j. Client/agency (if Government give contract number and name of Contracting Officer) and point of contact, phone number, and address for information on the role the Offeror had in the project.
- k. Designer of record.
- l. Construction contractor and subcontractor(s).
- m. Contractors Project Manager, Contractors Quality Control Manager, Design Quality Control Manager, Construction Quality Control Manager, Design/Construction Liaison, Design Team Members (all engineering disciplines), Superintendent, Contractors' Subcontractor Manager, Independent Technical Review Team, Safety Manager.

**Section 00110 Paragraph 3.4 Contractor's Quality Control Manager** Delete Paragraph (4) Replace with "(4) May serve as the Design/Construction Liaison, but if he/she takes on this additional duty then they must visit construction site a minimum of three times a week."

**Section 00110 Paragraph 3.4 ITR Team; last bullet** Change "10" to "5".

**Section 00110 Paragraph 5.0** Add to first paragraph "Provide 3 copies of bounded written material (folded and bounded in Volume III)."

**Section 00120 Paragraph 1.2.2.2**, 4<sup>th</sup> paragraph delete in its entirety. Replace with the following:

Factor 1 - Past Experience of Offeror's Team: The Offeror as a Design-Build Team shall demonstrate past experience by providing recent and relevant design-build experience and/or design-bid-build experience.

**Section 00120 Paragraph 2.1 Factor 1** Delete in its entirety. Replace with the following:

**Factor 1: Past Experience of Offeror's Team:** The Government will not award to an offeror that receives an unsatisfactory (red) in this factor. The factor will be considered unsatisfactory (red) when:

- A minimum of one (1) relevant design-build project is not submitted.

Or

- Two (2) relevant design and two (2) relevant construction projects under design-bid-build are not submitted.
- No projects submitted are similar in scope, magnitude, and complexity.
- Minimum number of fact sheets not submitted.

**Section 01010 Paragraph 5.10.6.1c** Delete “recirculating”.

**Section 01010 Paragraph 10.9** Add “Mass notification shall be capable of notifying all occupants of the building. A minimum of one speaker and visual notification shall be provided in each living/sleeping room and serving area of each module as well as in the corridors and all other occupied areas. All wiring shall be installation in accordance with the National Electrical Code (NEC). A local operating station shall be installed at the first floor CQ desk.”

**Section 01010 Paragraph 11.4.6.1** Delete first sentence.

**Section 01012 Paragraph 1.4c Second sentence** Add “separate” in between “This” and “design”.

**Section 01451 Paragraph 3.2.2.6 ITRT Members; last bullet** Change “10” to “5”.

**Drawings:**

**1. CAL files Sheets C-1 thru C-10, A-1 thru A-6, M-1 and T-1 have been replaced with revised sheets in the basic plans. They canbe located at**

**<http://nanebs.nan.usace.army.mil/advertisedsolicitations.asp/>**

2. The Drawings also have been placed on the NYD Website in Microstation and Autocad format. The web URL is:

**<http://www.nan.usace.army.mil/business/buslinks/contract/index.htm>**

**This file is for bidder’s reference ONLY, and is not to be considered as a part of the Contract Documents. Contract award will be based on what is contained in the**

**printed Plans and Specifications in a hard copy format or Electronic Bid Set if provided. No representation is made as to availability of this data, or its convertibility with the user's system.**

**3. Sheet C-2** Under the Graphic Scale bar, Add "1 : 1000"

**4. Sheets C-3, C-4, C-5, C-6, C-7, C-8, C-9, and C-10** Under all of the Graphic Scale bars, Add "1 : 500".

SECTION 00010 - SOLICITATION CONTRACT FORM

The number of offeror copies required has increased by 4 from 1 to 5.

SECTION 00800 - SPECIAL CONTRACT REQUIREMENTS

The following have been added by full text:

SITE VISIT ATTENDANCE ROSTER

02/19/2004 16:34 #278 P.002/005

[illegible]

02/19/2004 16:34 #273 P.003/005

[illegible]

02/19/2004 16:34 #273 P.004/005

[illegible]

\$15 772 1566

02/19/2004 16:34 #278 P.005/005

**1<sup>st</sup> Brigade Barracks, FT Drum, New York**  
**PRE-PROPOSAL CONFERENCE**  
**12 February 2004**

[illegible]

(End of Summary of Changes)





US Army Corps  
of Engineers

New York District

Fort Drum Resident  
Office

# PRE-PROPOSAL CONFERENCE

W912DS-04-R-0005

*1<sup>st</sup> Brigade Barracks*

FT DRUM, NEW YORK

12 February 2004



US Army Corps  
of Engineers

New York District

Fort Drum Resident  
Office

# Site Visit

## DID YOU SIGN-IN ?!



US Army Corps  
of Engineers

New York District

Fort Drum Resident  
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# AGENDA

1400	Introductions (Please Sign-In)
1405	Explanation of USACE Design/Build Process
1410	Description of the Project
1415	Submission Requirements/Rating Definitions
1430	Submittal of Questions
1445	Site Visit
1530	Answer Period
1600	Conclusion



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# *RFP Overview*

**W912DS-04-R-0005 consists of:**

- Sections 00100, 00110, 00120, 00600, 00700, 00800 and 00900
- Performance & Prescriptive Specifications and Attachments
- Reference Drawings

**Government will evaluate proposals**

(RFP Compliance, Price Proposal, and Technical Proposal)

**Timely Submission of Proposal is Mandatory**

**Hub-Zone Preference (10% Cost Preference)**

*1<sup>st</sup> Brigade Barracks*



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# *Amendments*

## Amendment #1 (AM 1):

- Provided time and location of Preproposal Conference
- Changes to HVAC system in Section 01010 and on Drawings
- Corrections to Sections 00800 and 01320



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## *Amendments (Cont.)*

Amendment #2 (AM 2):

- Corrections to Section 00700; Added Clause 52.228-1 Bid Guarantee.



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# *Amendments (Cont.)*

Amendment #3 (AM 3):

- Provided Preproposal Conference Slides, Questions and Answers



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## *Key Dates*

- Proposal Due Date: 3 March 04
- Award: NLT 30 April 04
- Completion: 730 days after receipt of NTP





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# *Lowest Price Technically Acceptable (LPTA)*

- Process used when best value is expected to result from the selection of the technically accepted proposal with the lowest price.
- Evaluation factors are listed in the solicitation.
- Trade-Offs are not permitted.
- Contract is awarded to the lowest price which is technically acceptable.



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# *Design Build*

## CONTRACTOR MAY BE:

- Construction contractor with subcontracted AE services
- Joint venture of AE firm and construction contractor
- AE firm with subcontracted construction contractor
- Design build firm with full AE and construction capabilities
- Other combinations providing all services.

## *Responsibilities*

- Design-build contractor responsible for designing to budget, or is faced with paying the difference from own pocket.
- Government has minimal role in design of project.



# *Competitive Range*

- Consists of the most highly rated proposals.

## *Discussions*

- Government reserves the right to award the contract without discussions.
- If held, they will be conducted with each offeror within the competitive range.
- If Discussions are held, they will discuss deficiencies that can be corrected in order to be in compliance with the RFP



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# *Proposal Revisions*

- At conclusion of Discussions, if held, all offerors still within the competitive range have the opportunity to submit a final revised proposal.
- If Discussions are held, final proposal revisions must be in writing and received by the specified date.



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# Contract

- Contract will be firm fixed price
- Contract consists of:
  - RFP Requirements
  - Contractor's Proposal
- Order-of-Precedence:
  1. "Betterments" in Contractor's Proposal  
(will not pay for betterments)
  2. RFP Provisions
  3. Contractor's Proposal
  4. Design Products



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# *Project Overview*

- Project includes all work required to design and construct the three (3) barracks buildings for the 1<sup>st</sup> Brigade Barracks Project.
- One contract will be awarded.
- Price includes design and construction (target ceiling \$20.0M).
- Contractor is responsible for the total project, including warranty of the design and the facility.
- The only submittals requiring government “approval” are as stated in the RFP. All other submittals are made for government review for conformance.



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## *Function*

- To provide 3 new 92 person unaccompanied enlisted personnel housing (UEPH) barracks to meet the new Department of Defense 1+1 barracks standard.



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# *Project Description*

- **(3) 92 man barracks buildings**
- **2 person modules including**
  - ✓ **2 living sleeping rooms with closets**
  - ✓ **Serving area**
  - ✓ **Bathroom**
- **Soldier community building includes:**
  - ✓ **Mud room**
  - ✓ **Vending area**
  - ✓ **CQ desk areas**
  - ✓ **Mail distribution area**
  - ✓ **Mechanical, electrical and communications rooms**
  - ✓ **Janitors closets**
  - ✓ **Public toilets**
  - ✓ **Multipurpose rooms**
  - ✓ **Laundry rooms**





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## *Project Description (continued)*

Additional supporting facilities include utilities, electric service, security lighting, sanitary sewers, storm drainage, information systems, energy monitoring and control system (EMCS), mass notification system, fire detection and alarm system. Heating will be provided from natural gas-fired boilers serving baseboard fin radiation units. Air conditioning will be provided from individual fan coil units with chilled water cooling coil coupled with a chiller unit located outside the building.



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## *Submission Requirement* *(Section: 00110)*

- 100 pages or less, due 3 March 04 at 1400 hrs
- Volume I (Technical Proposal)
  - 1. Past Relevant Experience of Offeror's Team
  - 2. Past Performance of Offeror's Team
  - 3. Qualifications of Offeror's Team
- Volume II (Price Proposal), Separate Packet
- Volume III (Subcontracting Plan), Separate Packet
  - 4. Subcontracting Plan



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# Team

- **Key Design and Construction Team Members:**  
Contractor's Project Manager, Contractor's Quality Control Manager, Design Quality Control Manager, Construction Quality Manager, Design/Construction Liaison, Design Team Leader, Design Team Members (all engineering disciplines), Superintendent, Contractor's Sub-Contractor Manager, Independent Technical Review Team, Safety Manager.
- **Substitution of proposed "Key Personnel":**
  - Sec 00110, section 3.0
    - » i. Only PCO/SSA can authorize change from RFP
    - » ii. Only allowed under limited conditions
    - » iii. The replacement will meet, or exceed, the qualifications of the named individual in the RFP
  - A substitution of team members from Proposal to Execution phase is not allowed



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# *Rating Definitions* *(Technical Proposals)*

- **Satisfactory** (Green): Meets evaluation standards, any weakness is readily correctable.
- **Marginal** (Yellow): Fails to meet evaluation standards however any significant deficiency is correctable.
- **Unsatisfactory** (Red): Fails to meet a minimum requirement of the RFP and the deficiency is not correctable without a major revision to the proposal.



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# Rating Definitions

## (Past Performance)

- Exceptional (Blue): Meets evaluation standards and exceeds many to the Government's benefit.
- Very Good (Purple): Meets evaluation standards and exceeds some to the Government's benefit.
- Satisfactory (Green): Meets evaluation standards.
- Marginal (Yellow): Fails to meet evaluation standards. The evaluation standards being assessed reflect a serious problem for which the Offeror did not identify corrective actions. The Offeror's corrective actions appear only marginally effective or were not fully implemented.
- Unsatisfactory (Red): Fails to meet most contractual requirements. The evaluation standard being assessed contained serious problem(s) for which the Offeror's corrective actions appear or were ineffective.



## *Rating Definitions*

**No award will be made to an Offeror receiving:**

- An unacceptable(red) rating in any evaluation factor.
- A yellow in the sub-factor for “Project Relevancy” and one red in any of the three other sub-factors within Factor 1 (Past Relevant Experience of Offeror’s Team).



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# *Submitting Questions*

- Please provide questions in a written format.
- Answer(s)/Comment(s) to all questions will be provided in the conference minutes, which will be sent to all “parties” who have requested a “bid packet”
- Following site visit, initial response(s) to your questions will be provided, if possible





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# Questions

- Questions and Answers Are for Information Only





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## *Additional Information*

Additional questions should be submitted  
to Mr. Shaukat Syed  
Phone number 212-264-6707  
Fax number 212-264-3013

*Deadline for questions is*  
*29 February 04.*



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# Site Visit

## DID YOU SIGN-IN ?!